

13 VAC 5-62. VIRGINIA UNIFORM STATEWIDE BUILDING CODE.

13 VAC 5-62-260. IBC CHAPTER 3 Use and Occupancy Classification.

[L. Change the first sentence in IRC subsection R302.1 to read:

R302.1. Exterior walls. Exterior walls with a fire separation distance of less than 5 feet (1524 mm) shall have not less than a one-hour fire-resistive rating with exposure from both sides.

M. Change IRC subsection R302.2 to read:

R302.2. Openings. Openings shall not be permitted in the exterior wall of a dwelling or accessory building with a fire separation distance less than 3 feet (914 mm). Openings in excess of 25% of the area of the entire wall surface, which shall include bay windows, shall not be permitted in the exterior wall of a dwelling or accessory building with a fire separation distance between 3 feet (914 mm) and 5 feet (1524 mm). The building face of a bay window shall not be considered a separate wall with respect to the computation of the 25% opening limitation. This distance shall be measured perpendicular to the line used to determine the fire separation distance.

Exceptions:

1. Openings shall be permitted in walls that are perpendicular to the line used to determine the fire separation distance.

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2. Foundation vents installed in compliance with this code are permitted.

N. Change IRC subsection R302.3 to read: (Withdrawn.)

R302.3 Penetrations. Penetrations located in the exterior wall of a dwelling with a fire separation distance less than 5 feet (1524 mm) shall be protected in accordance with Section R321.3.

Exception: Penetrations shall be permitted in walls that are perpendicular to the line used to determine the fire separation distance.]

[~~Ø~~ N.] Change IRC subsection R303.6 to read:

R303.6. Required heating. Every dwelling unit or portion thereof which is to be rented, leased or let on terms either expressed or implied to furnish heat to the occupants thereof shall be provided with heating facilities capable of maintaining the room temperatures at 65°F (18°C) during the period from October 15 to May 1 during the hours between 6:30 a.m. and 10:30 p.m. of each day and not less than 60°F (16°C) during other hours when measured at a point three feet (914 mm) above the floor and three feet (914 mm) from the exterior walls. The capability of the heating system shall be based on the winter design temperature for heating facilities established by the jurisdiction.

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[~~P.~~ Q.] Add IRC subsection R303.7 to read:

R303.7. Insect screens. Every door, window and other outside opening required for ventilation purposes shall be supplied with approved tightly fitted screens of not less than 16 mesh per inch and every swinging door shall have a self-closing device.

[~~Q.~~ P.] Add IRC subsection R306.5 to read:

R306.5. Approval. Water supply sources and sewage disposal systems are regulated and approved by the Virginia Department of Health.

[~~R.~~ Q.] Change IRC subsection R310.1 to read:

R310.1. Emergency escape and rescue openings required. Basements with habitable space and each sleeping room shall have at least one openable emergency escape and rescue opening. Where emergency escape and rescue openings are provided, they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and

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rescue opening from the inside, except that tilt-out or removable sash designed windows shall be permitted to be used. Emergency escape and rescue openings with a finished height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

Exception: Dwelling units equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13, 13R or 13D.

[~~S~~. R.] Change IRC subsection R310.1.1 to read:

R310.1.1. Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²), including the tilting or removal of the sash as the normal operation to comply with sections R310.1.2 and R310.1.3.

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

[~~T~~. S.] Change IRC subsection R314.2 to read:

R314.2. Treads and risers. The maximum riser height shall be 8-1/4 inches (210 mm) and the minimum tread depth shall be 9 inches (254 mm). The riser height shall be

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measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The walking surface of treads and landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal (2.0% slope). The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

[~~U~~. T.] Change IRC subsection R315.1 to read:

R315.1. Handrails. Handrails having minimum and maximum heights of 34 inches and 38 inches (864 mm and 965 mm), respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways with three or more risers. All required handrails shall be continuous the full length of the stairs from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches (38 mm) between the wall and the handrail.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at a turn.

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2. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.

[~~V.~~ U.] Add new IRC section R328 Swimming Pools, Spas and Hot Tubs and add subsection R328.1 to read:

R328.1. General. In addition to other applicable provisions of this code, swimming pools, spas and hot tubs shall comply with the provisions in Appendix G.

[~~W.~~ V.] Add new IRC section R329 Radon-Resistant Construction and add subsection R329.1 to read:

R329.1. General. Following official action under Article 7 (§15.2-2280 et seq.) of Chapter 22 of Title 15.2 of the Code of Virginia by a locality in areas of high radon potential, as indicated by Zone 1 on the U.S. EPA Map of Radon Zones (IRC Figure AF101), such locality shall enforce the provisions contained in Appendix F.

Exemption: Buildings or portions thereof with crawl space foundations which are ventilated to the exterior, shall not be required to provide radon-resistant construction.

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[~~X~~. W.] Add new IRC section R330 Sound Transmission and add subsections R330.1 and R330.2 to read:

R330.1. General. Construction assemblies separating dwelling units shall provide airborne sound insulation as required in Appendix K.

R330.2. Airport noise attenuation standards. Following official action by the local governing body under § 15.2-2295 of the Code of Virginia, all structures to be located in areas affected by above average noise levels from aircraft due to their proximity to flight operations at nearby airports as determined by the governing body having jurisdiction shall have acoustical treatment measures in accordance with the provisions of IBC Section 1206.0.

[~~Y~~. X.] Add new IRC section R331 Patio covers and add subsection R331.1 to read:

R331.1. General: Patio covers shall comply with the provisions in Appendix H.

[~~Z~~. Y.] Change IRC subsection R401.4 to read:

R401.4. Soil tests. Localities having 20% and greater moderate and high shrink/swell potential of the jurisdictional land area shall implement an expansive soil test policy. Localities having less than 20% moderate to high shrink/swell potential of the

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jurisdictional land area may adopt a soil test policy. The policy shall establish minimum criteria to determine the circumstances which require testing for expansive soils and the minimum testing requirements. The policy shall be established in a manner selected by the local government having jurisdiction. When required, testing shall be in accordance with Section R403.1.8.1. When soils are determined to be expansive, foundation design shall be in accordance with Section R403.1.8. All localities shall obtain and retain as a reference guide a copy of the applicable National Cooperative Soil Survey produced cooperatively by the Natural Resources Conservation Service and the Virginia Polytechnic Institute and State University, where this survey is available. Table R401.4, List of Virginia land areas by Shrink/Swell Ratings, shall be used to determine the percentage of jurisdictional land area which has moderate or high shrink/swell potential.

Exception: For additions to one- and two-family dwellings or slab-on-grade accessory structures and decks where there is no indication of a shrink-swell condition for the area.

Table R401.4.

List of Virginia land areas by Shrink/Swell Ratings.

20% and greater potential		Less than 20% potential	
Accomack County	Nelson County	Alexandria, City of	Henry County
Albemarle County	Newport News, City	Alleghany County	Highland County

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Amelia County	of	Amherst County	Hopewell, City of
Appomattox County	Norfolk, City of	Bath County	Isle of Wight County
Arlington County	Northampton County	Bedford County	King and Queen
Augusta County	Orange County	Bedford, City of	County
Bland County	Page County	Brunswick County	King George County
Botetourt County	Poquoson, City of	Buchanan County	King William County
Buckingham County	Portsmouth, City of	Caroline County	Lancaster County
Buena Vista, City of	Powhatan County	Carroll County	Loudoun County
Campbell County	Prince Edward	Charlotte County	Lunenburg County
Charles City County	County	Charlottesville, City	Manassas, City of
Chesapeake, City of	Prince George County	of	Martinsville, City of
Chesterfield County	Prince William	Clifton Forge, City of	Mecklenburg County
Clarke County	County	Colonial Heights,	Middlesex County
Culpeper County	Pulaski County	City of	New Kent County
Cumberland County	Radford, City of	Covington, City of	Northumberland
Emporia, City of	Richmond, City of	Craig County	County
Fairfax County	Roanoke County	Danville, City of	Norton, City of
Fairfax, City of	Roanoke, City of	Dickenson County	Nottoway County
Fauquier County	Rockbridge County	Dinwiddie County	Patrick County
Fluvanna County	Rockingham County	Essex County	Petersburg, City of
Franklin, City of	Russell County	Floyd County	Pittsylvania County

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Frederick County	Salem, City of	Franklin County	Rappahannock
Giles County	Scott County	Fredericksburg, City	County
Goochland County	Shenandoah County	of	Richmond County
Greene County	Smyth County	Galax, City of	Staunton, City of
Greensville County	Southampton County	Gloucester County	Warren County
Halifax County	Spotsylvania County	Grayson County	Waynesboro, City of
Hampton, City of	Stafford County	Hanover County	Williamsburg, City of
James City County	Suffolk, City of	Harrisonburg, City of	Wise County
Lee County	Surry County	Henrico County	
Lexington, City of	Sussex County		
Louisa County	Tazewell County		
Lynchburg, City of	Virginia Beach, City		
Madison County	of		
Mathews County	Washington County		
Montgomery County	Westmoreland		
	County		
	Winchester, City of		
	Wythe County		
	York County		

[~~AA~~. Z.] Add exception to IRC subsection R403.1 to read:

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R403.1. General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill.

Exception: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, not exceeding 256 square feet (23.7824 m²) of building area, provided all of the following conditions are met:

The building height is not more than 12 feet.

The maximum height from the finished floor level to grade does not exceed 18 inches.

The supporting structural elements in direct contact with the ground shall be placed level on firm soil and when such elements are wood they shall be approved pressure preservative treated suitable for ground contact use.

The structure is anchored to withstand the wind loads prescribed by the USBC.

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The structure shall be of light-frame construction whose vertical and horizontal structural elements are primarily formed by a system of repetitive wood or light gauge steel framing members, with walls and roof of light weight material, not slate, tile, brick or masonry.

[~~BB.~~ AA.] Change IRC subsection R506.2.1 to read:

R506.2.1. Fill. Fill material shall be free of vegetation and foreign material and shall be natural non-organic material that is not susceptible to swelling when exposed to moisture. The fill shall be compacted to assure uniform support of the slab, and except where approved, the fill depth shall not exceed 24 inches (610mm) for clean sand or gravel and 8 inches (203 mm) for earth.

Exception: Material other than natural material may be used as fill material when accompanied by a certification from a RDP and approved by the building official.

[~~CC.~~ BB.] Change IRC subsection R506.2.2 to read:

R506.2.2. Base. A 4-inch-thick (102 mm) base course consisting of clean graded sand, gravel or crushed stone passing a 2-inch (51 mm) sieve shall be placed on the prepared subgrade when the slab is below grade.

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Exception: A base course is not required when the concrete slab is installed on well drained or sand-gravel mixture soils classified as Group I according to the United Soil Classification System in accordance with Table R405.1. Material other than natural material may be used as base course material when accompanied by a certification from a RDP and approved by the building official.

[~~DD~~: CC.] Add IRC subsection M2201.2.1.1 to read:

M2201.2.1.1. Abandonment of home fuel tanks. When supply tanks are removed or abandoned, the fill piping, gauges and other appurtenances, except the vent, shall be disconnected and the fill pipe plugged or removed.

[~~EE~~: DD.] Delete subsection P2602.1 General.

[~~FF~~: EE.] Change IRC subsection P2904.4 to read:

P2904.4. Water service pipe. Water service pipe shall conform to NSF 61 and shall conform to one of the standards listed in Table P2904.4.1. All water service pipe or tubing, installed underground and outside the structure, shall have a minimum working pressure rating of 160 psi at 73° F (1100 kPa at 23° C.). Where the water pressure exceeds 160 psi, piping material shall have a minimum rated working pressure equal to the highest available pressure. Plastic water service piping shall terminate within 5 feet

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inside the point of entry into a building. All ductile iron water service piping shall be cement mortar lined in accordance with AWWA C104.

[~~GG~~. FF.] Change IRC subsection P3114.1 to read:

P3114.1. General. Vent systems utilizing air admittance valves shall comply with this section. Individual- and branch-type air admittance valves shall conform to ASSE 1051.

[~~HH~~. GG.] Change the trap sizes as shown in the following categories of Table P3201.7:

Plumbing Fixture	Trap Size Minimum (inches)
Clothes washer standpipe	1 ½
Shower	1 ½

[~~H~~. HH.] Add IRC subsection E3501.8 to read:

E3501.8. Electrical service equipment. The building official shall give permission to energize the electrical service equipment of a one- or two-family dwelling unit when all of the following requirements have been approved:

1. The service wiring and equipment, including the meter socket enclosure, shall be installed and the service wiring terminated.

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2. The grounding electrode system shall be installed and terminated.
3. At least one receptacle outlet on a ground fault protected circuit shall be installed and the circuit wiring terminated.
4. Service equipment covers shall be installed.
5. The building roof covering shall be installed.
6. Temporary electrical service equipment shall be suitable for wet locations unless the interior is dry and protected from the weather.

[~~II~~. II.] Add new referenced standard in Chapter 43 of the IRC as follows:

Standard reference number	Title	Referenced in code section number
AWWA C104-95	Standard for Cement-Mortar Lining for Ductile-Iron Pipe and fittings for Water	P2904.4

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I certify that this regulation is full, true, and correctly dated.

William C. Shelton, Director

Department of Housing and Community Development

Date: _____